



Fairview
25 St. Bernards Road | Solihull | West Midlands | B92 7AU

FAIRVIEW

Set on the prestigious St Bernards Road, Fairview is an impressive three-storey, six-bedroom, semi-detached Victorian home brimming with character, charm, and elegant design.



Lovingly refurbished and upgraded to an impeccable standard, it offers the perfect blend of period features and contemporary chic. Built before 1900, Fairview also holds historical significance as the former home of pioneering engineer Frederick William Lanchester, who lived here from 1893 to 1897. During his time at No. 25, he designed gliders, a motor boat, and a motor car—laying the groundwork for innovations that would shape the modern automotive industry.

Fairview has been sympathetically renovated, refurbished, and meticulously improved throughout to meet modern standards while preserving its period charm. Recent enhancements include a new boiler, pressurised hot water system, 10 radiators, smart meters, and an energy-efficient AIMS electric Aga. The top-floor loft has been insulated, boarded, and fitted with a new hatch and ladder. The cellar has been tanked with a pump and maintained as of February 2024. A new EV charger was installed within building regulations in February 2024, and the flat roof and skylight have been refurbished with a guarantee.

Interior upgrades include plantation shutters front and rear, elegant Farrow & Ball and Fired Earth finishes, and renovated bathrooms, including a stylish new en suite with double sinks and a roll-top bath. Exterior improvements include a fully landscaped, west-facing garden with patio, decking, summer house, and fencing, along with annual gutter cleaning and recent repointing and lead flashing. Additional updates include a new double-glazed window in the top front bedroom, a damp-proof course around the sitting room fireplace, and moisture-resistant painting in the orangery.

Approached via a wide gravel driveway bordered by mature lilacs and holly, this beautiful family home is set back from the road and enjoys a high degree of privacy. It also offers generous private parking. The original storm porch creates a charming entrance into Fairview and features a beautiful original Minton tiled floor that continues throughout the reception hall and inner hall, where stunning stained-glass panels frame the entrance to this family home.

Fairview features three elegant reception rooms, the first of which is located at the front of the property. This room, currently used as the family dining room, showcases original stained glass windows around the top of the bay. A sophisticated space perfect for special occasions and family gatherings, it includes a feature Victorian fireplace with a fully working gas fire, fabulous high ceilings, and immaculate original plasterwork, complemented by the recent addition of smart fitted plantation shutters for a contemporary touch.

Towards the rear of the main reception hall is the exceptionally spacious family living room, featuring an open fire set within a marble fireplace, original stripped floorboards, and double doors that open into the orangery. Leading off the kitchen is the charming breakfast room, complete with original butler's cabinets, a beautifully exposed brick chimney breast, and a sash window with shutters. This versatile space could also serve as an ideal study, playroom, or snug.

The original panelling along the staircase conceals both a useful cloakroom storage area and the door leading to the cellar. The cleverly converted basement, professionally tanked in 2019, now offers a fabulous cinema room with excellent head height, built-in shelving, and soft grey décor. Adjacent to this is a second cellar space, ideal for bespoke wine storage.

The handcrafted kitchen is perfectly in keeping with the character of the home, featuring bespoke fitted wall and floor cabinetry, a deep ceramic sink with filtered water tap, and a superb energy-efficient AIMS electric Aga, set into an exposed brick chimney with a cast iron back plate.

Leading off both the kitchen and rear living room is the delightful orangery—a serene breakfast space with quarry-tiled flooring, plantation shutters, and double French doors opening directly onto the spacious raised terrace. A laundry room is accessed from the orangery, with ample space for a large fridge freezer, washing machine, and dryer. The inner hall between the kitchen and breakfast room also offers a back door to the side courtyard and a guest WC, featuring beautiful tiled walls, original stained glass, and stylish fittings.





Seller Insight

“Set well back from one of Solihull's most admired roads, Fairview is a handsome Victorian house full of character, charm and light. For the past eleven years, it has been a much-loved family home—a place to grow, entertain, and unwind. Now, as the owners prepare to move on, they reflect on the special qualities that first drew them in—and the countless memories they'll take with them.

“We've always owned period properties, and Fairview just had everything,” they explain. “It was on a beautiful tree-lined road in a conservation area, and coming from London, we were able to double our space and just move in.”

The house is full of original Victorian features—high ceilings, nine fireplaces, exposed brickwork, ornate coving, ceiling roses, and stunning stained glass. “We've gradually introduced a calming, tranquil palette throughout, using Farrow & Ball and Fired Earth,” say the owners. “When we arrived, everything was white—it's got so much more character now.”

From the moment you step through the original stained glass inner door, Fairview feels bright and welcoming. The west-facing aspect means sunshine streams through the front rooms in the afternoon, while the morning room next to the kitchen is bathed in gentle light mid-morning. “The little courtyard outside the kitchen is a sun trap all day,” they add. “Perfect for drying washing—or a bit of private sunbathing!”

Outdoors, the rear garden offers total privacy and plenty of sunlight from morning until evening. “We purposefully added a summer house and decking with a daybed to enjoy the early evening sunshine with an ice bucket and a bottle of wine,” they say. “It's stunning. The garden is bursting with life—we've had tawny owls nesting, sparrowhawks, jays, and even little bats flying around at dusk. It's a true oasis.”

There are plenty of cosy corners to enjoy indoors, too. The original orangery is a favourite for morning coffee with a garden view, while the fully tanked and converted cellar is now a fantastic cinema and games room. “It's such a cool space—perfect for relaxing and watching the latest films.”

The house also lends itself beautifully to entertaining. The dining room is especially atmospheric, thanks to the original stained-glass windows at the top of the bay. “That's why we installed shutters—we were the first on the road to do it, and now lots of others have followed.”

Fairview's position on St. Bernards Road is as much a part of its appeal as its interiors. “It's such a well-known and historic street,” the owners say. “Every June, there's St. Bernards in Bloom, and it's a big event for anyone who loves gardening.” The community is active and welcoming, with local WhatsApp groups and, in years past, ‘Safari suppers’ where neighbours hosted different courses of a meal in their homes. “People are lovely here—we've always been grateful when they've taken in our Amazon deliveries!”

In terms of location, it's hard to beat. Excellent schools—both primary and secondary—are within walking distance, and Olton Parade offers a full range of amenities just 15 minutes on foot. St Margaret's Medical Practice, just behind the road, is described as “a wonderful doctor's surgery, with responsive online and offline appointments.” Olton Mere and the West Warwickshire Sports Club are just at the end of the road, offering leisure and sailing opportunities in beautiful surroundings.

After more than a decade, saying goodbye won't be easy. “This is our third house, and it's been our favourite by far,” they say. “We've watched our children grow into the nearly adults they are today. We've hosted unforgettable dinner parties and Christmases here. We even ring a bell to get everyone down for meals—it's that spacious! This house has given us so much, and it will always be in our hearts.”

*As their children prepare to set off on their own paths, the owners are ready to let another family enjoy all that Fairview has to offer. “It's a special place,” they say, “and we're sure whoever moves in will love it just as much as we have.”**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









First Floor

The principal bedroom suite is spacious and beautifully presented, featuring an original fireplace, immaculate plasterwork, and white plantation shutters on two front-facing windows—all complemented by soft Farrow & Ball tones. The luxurious en suite continues the palette, with a classic white suite comprising a claw-foot bathtub, twin pedestal basins, and a large walk-in shower, all finished with high-quality Burlington fittings.

Also on this floor are two further generously sized double bedrooms, both overlooking the rear garden. Each is tastefully decorated, showcasing original fireplaces, period features, and refined finishes. One bedroom benefits from extensive floor-to-ceiling fitted wardrobes along two walls. These bedrooms are served by a sleek, contemporary shower room, fully tiled from floor to ceiling and featuring under-floor heating, a spacious walk-in shower, WC, and hand basin.

Second Floor

The top floor offers three further spacious double bedrooms, all beautifully presented. Bedrooms four and five feature charming original fireplaces—one with views over the rear garden, the other enjoying far-reaching front-facing views. The sixth bedroom benefits from two Velux windows and a rear window, all fitted with plantation shutters, making it ideal as a home office or an additional double bedroom.

Also on this floor is a stylish shower room, finished with elegant limestone tiling and featuring a rain-head shower, WC, and hand basin. The landing is illuminated by a lantern roof light, flooding the space with natural light.

















Garden & Outdoor Space

The fabulous west-facing garden provides a beautifully landscaped, private haven of peace and tranquillity. To the side, an enclosed Victorian courtyard offers the perfect spot for morning coffee, along with practical access from front to back via a tall, secure gated entrance and double garage doors at both ends of the garage.

A wrought iron gate, framed by a mature Montana Clematis arch, leads from the courtyard to a spacious elevated rear terrace. This generous grey sandstone patio, bordered by a low retaining wall, is ideal for outdoor dining and entertaining. Wide central steps descend to the main lawn, which is flanked by a broad pathway leading to a summer house and a lower decked seating area.

The garden is meticulously maintained and richly planted with mature trees and vibrant specimens, including peonies, acers, maples, camellias, an olive tree, apple tree, and rhododendrons. At the far end, a charming wooden summer house sits on a raised deck—a perfect place to relax and unwind in the evening sun.

Additional highlights include a double garage with dual access, outdoor water supply, stylish exterior lighting, and multiple seating areas, including the sunny courtyard. Rear and side pathways offer convenient access to both the garage and terrace.





SOLIHULL

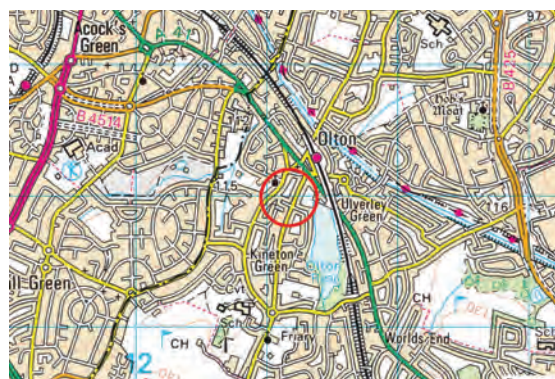
Historically part of Warwickshire, Solihull is one of the most prosperous towns in the English Midlands. In November 2013, the uSwitch Quality of Life Index named Solihull the “best place to live” in the United Kingdom. The motto of Solihull is Urbs in Rure (Town in Country).

Solihull’s name is commonly thought to have derived from the position of its parish church, St Alphege, on a ‘soily’ hill. The church was built on a hill of stiff red marl, which turned to sticky mud in wet weather.

Solihull probably came into being about a thousand years ago, as a clearing in the forest to which people would come to trade. The town is noted for its historic architecture, which includes surviving examples of timber framed Tudor style houses and shops. The historic Solihull School dates from 1560 (although not on its present site). The red sandstone parish church of St. Alphege dates from a similar period.

Excellent communication links with the M42 (J4 and J5) which provides access to the M40 providing motorway access to London, the M6 and the North West and the M5 and the South West. Birmingham International Airport is a short drive away, as well as the hub of the Midlands rail network, the newly refurbished New Street. Solihull train station provides direct access to London Marylebone.





Notes

Situated in an Article 4 Conservation Area

Services, Utilities & Property Information

Mains: Electric, Water, Gas and Sewerage

Tenure : Freehold

Local Authority : Solihull Metropolitan Borough Council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country

Website

<https://www.fineandcountry.co.uk/solihull-knowle-dorridge-estate-agents>

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

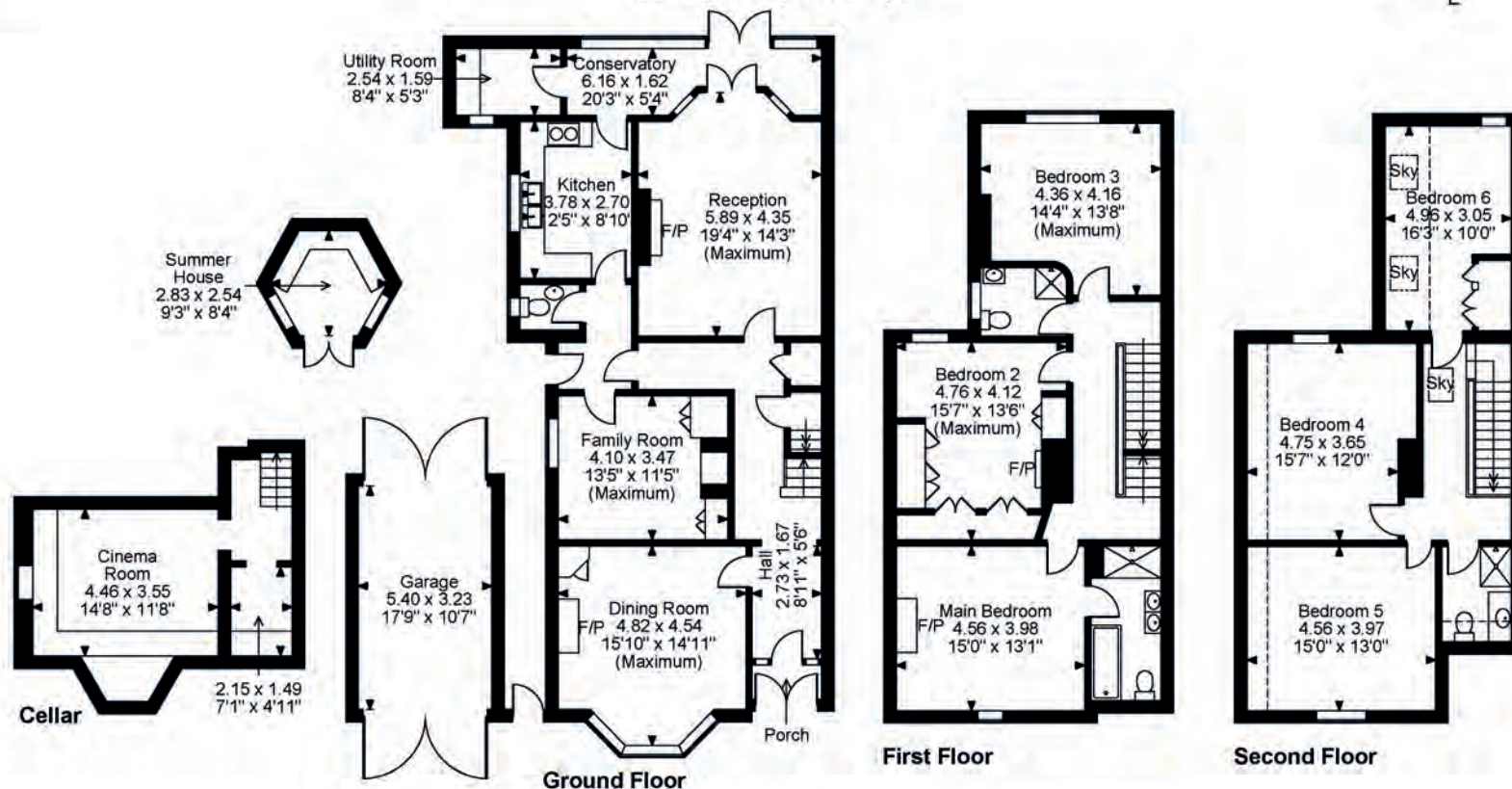
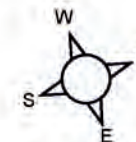
Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





Fairview St. Bernards Road, Solihull, West Midlands
Approximate Gross Internal Area
Main House = 2939 Sq Ft/273 Sq M
Garage = 188 Sq Ft/17 Sq M
Summer House = 58 Sq Ft/5 Sq M
Total = 3185 Sq Ft/295 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Property Redress



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"A big thank you to both Martin and Rachel"

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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